

**NO TRANSFER  
TAX PAID**

**WARRANTY DEED**

Statutory Short Form

Received Kennebec SS.  
04/01/2009 8:16AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS

42-38

**BRENDA R. KARTER** of Waterville, County of Kennebec and State of Maine, for consideration grant and convey to **JIBRYNE E. KARTER**, of Waterville, Maine having and address of 11 Eaton Drive, Waterville, ME 04901, with Warranty Covenants, the real estate described as a certain lot or parcel of land, together with the buildings and improvements located thereon, situate in ~~Waterville~~ County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

All my rights, title and interest in and to a certain lot or parcel of land situated on Eaton Drive in Said Waterville, being a portion of Lot #66, as shown on a Plan "A" Portion of Cherry Hill Development, A.J. Carey & Sons, Waterville, Maine," dated September 3, 1959, recorded in Kennebec Registry of Deeds in Plan Book 22, Page 6, bounded and described as follows:

Beginning at an iron pin in the north line of said Eaton Drive, which iron pin marks the southeast corner of Lot #65 on said Plan recorded in Kennebec Registry of Deeds in Plan Book 22, Page 61; thence easterly in the north line of Eaton Drive about fifty (50) feet to an iron pin set in the ground; thence northerly in a straight line approximately parallel to the east line of Lot #65 about two hundred thirty (230) feet to an iron pin driven into the ground in the north line of the entire tract of the late Harvey D. Eaton; thence westerly in said north line about fifty and five tenths (50.5) feet to an iron pin marking the northeast corner of Lot #65 on said Plan; thence southerly in the east line of Lot #65 about two hundred twenty-six (226) feet to the point of beginning.

Meaning and intending hereby to convey the westerly half of Lot #66 as delineated on said Plan above referred to.

This conveyance is made upon express conditions, restrictions and limitations as follows:

First: This entire tract shown by the Plans of Cherry Hill, Cherry Hill Terrace and Eaton Drive are restricted to building for residential purposes only by the Waterville Zoning Ordinance and these parcels and all other lots shown by said Plans are entitled to and subject to the benefits of said Ordinance.

Second: It is further covenanted and agreed that neither this Lot #66, or any other Lot shown upon said Plans shall be used for building more than one dwelling house and that no house shall be adapted to and used by more than one family.

Third: Furthermore, no such house shall be built on such Lots costing less than FIFTEEN THOUSAND (\$15,000) DOLLARS.

Fourth: No building or any part of a building shall be erected or allowed to stand upon said Lot within forty (40) feet of the street or within fifteen (15) feet of the boundary line of the Lot.

Also, all of my rights, title and interest in and to a certain lot or parcel of land with the buildings thereon, situated in Waterville in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

@ MNAS

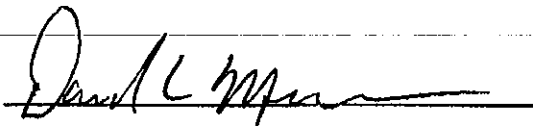
Being Lot #65 in accordance with a Plan of Lots known as "Cherry Hill Development, A.J. Carey & Sons, Waterville, Maine, dated September 3, 1959," made by R.C. Knowlton, C.E. and duly recorded in Plan Book 22 at the Kennebec Registry of Deeds, on Page 61.

The above conveyance is conveyed subject to certain restrictions and covenants running with the land, and for a more particular description thereof reference is specifically made to a Deed from A. Raymond Rogers and Arthur T. Eaton, Executors and Trustees under the Will of Harvey D. Eaton to Florence E. Davis, dated June 2, 1958, and recorded in the Kennebec Registry of Deeds in Book 1141, Page 336.

Being the same premises conveyed Brenda R. Karter by warranty deed of Jibryne E. Karter, dated November 29, 1991 and recorded in the Kennebec County Registry of Deeds in Book 4026, Page 175.

WITNESS our hands and seals this 30th day of March, 2009.

Signed, Sealed and Delivered  
in the presence of:


  
BRENDA R. KARTER

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: March 30, 2009

Then personally appeared the above named Brenda R. Karter and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
Notary Public

CATHERINE L. ROBERTS  
Notary Public, Maine  
My Commission Expires December 8, 2013

